

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

June 20, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matthew Anderson, Darcy Ripplinger, Larry Lewis, Kara Everton, Tara Hobbs, Megan Dyer, Pam June, Eric Dursteler, Chad Kendrick

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for June 20, 2024, at 8:00 pm.

Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson were present. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Anderson moved to approve the agenda for June 20, 2024.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for June 6, 2024. **Commissioner Anderson moved to approve the minutes for the meeting on June 6, 2024.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

5.A. Zoning Clearance- Accessory Building- Jeremy Kjar

They need to do install a firewall to meet the dripline requirements or meet the 5' setback. Not intended to be an ADU.

Commissioner Anderson moved to approve the zoning clearance for an accessory building for Jeremy Kjar with the stipulation to follow county code of 5' setbacks or install a firewall on both sides that are along the property line. Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

5.B. Zoning Clearance- Revised Eric Dursteler New Residence- 140 North 100 West

There is an angled retaining wall coming up to the front door. Owner is still planning on an apartment. Setbacks are all met. 17' setback on left, 39' on right side, 66' on front and 108' on the rear.

Commissioner Anderson moved to approve the zoning clearance for a revised drawing of a new home located at 140 North 100 West. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

5.C. Other

- Retaining Wall Code- building code says minimum is 4' or if there is a load on one side. Retaining walls should be cleared before and inspected after.
- Question from Bonnie Farmer regarding sewer. Director of Public Works gave an update.

6. City Council Report – No Minutes

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, July 18, 2024, at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:39 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

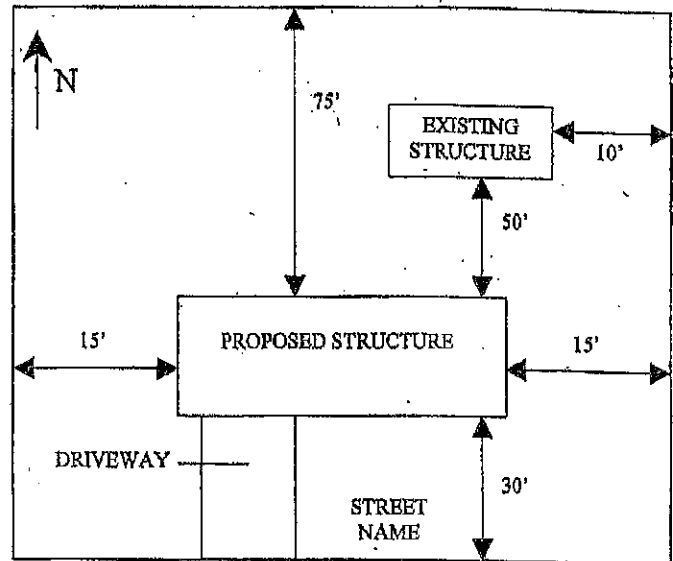
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

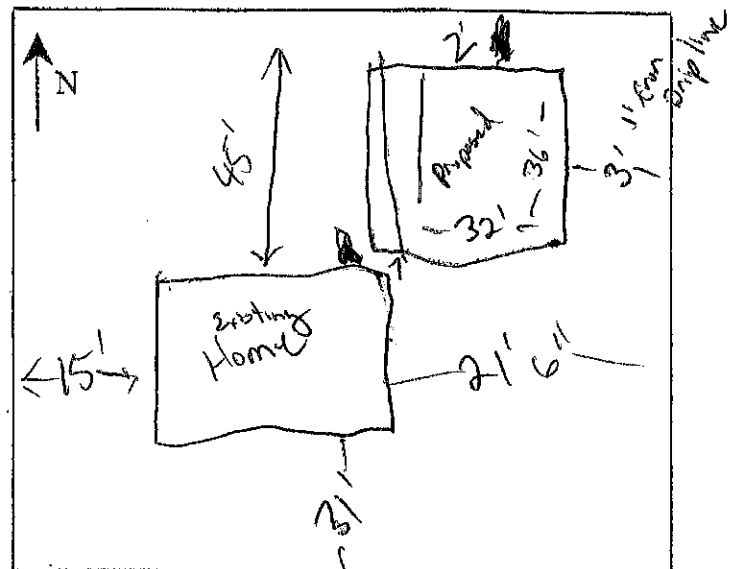
1. Jeremy Kjar
APPLICANT'S NAME
2. PO Box 412 (73 W 100 N)
MAILING ADDRESS
3. Millville UT 84326
CITY STATE ZIP CODE
3. 801-643-1172 4. "
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Detached Garage
TYPE OF STRUCTURE
7. 1152 8. R1
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 73 W 100 N
ADDRESS OF CONSTRUCTION
12. 134 13. 22' H
LOT SIZE Bldg Height
14. SEWER ☐ SEPTIC TANK ☐ N/A ☐
(choose one)
15. CITY WATER ☐ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☐ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

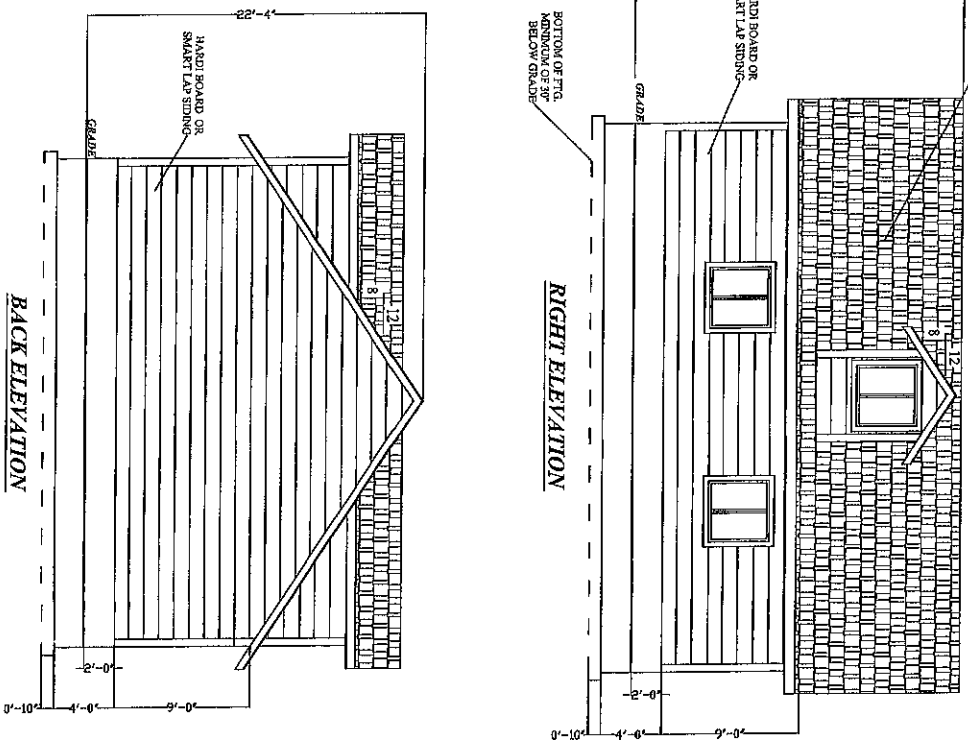
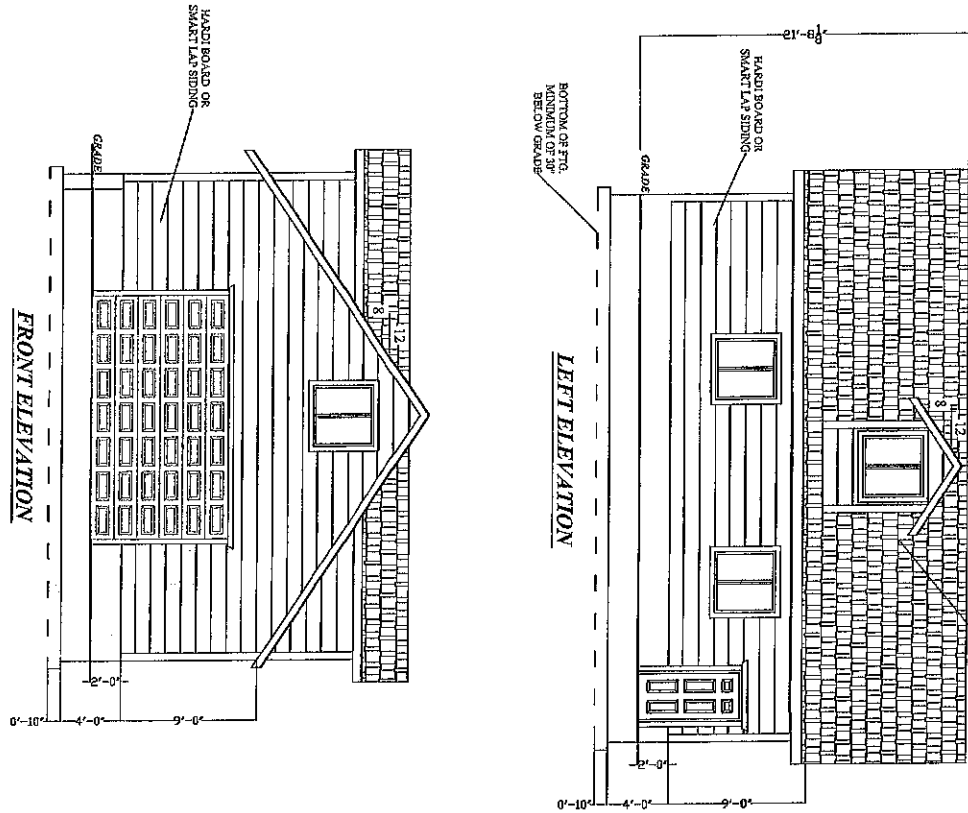
DATE

FEES PAID - TREASURER

DATE

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)





25 YR. ARCHITECTURAL
ASPHALT SHINGLE OVER
UNDERLAMENT

996
Revised 6/20



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

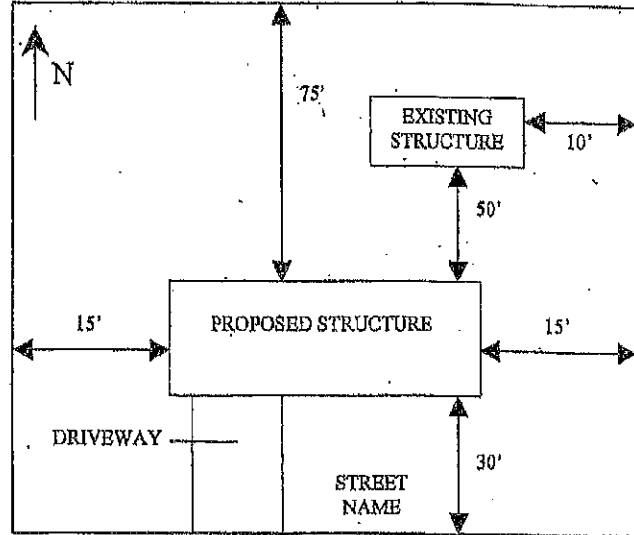
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

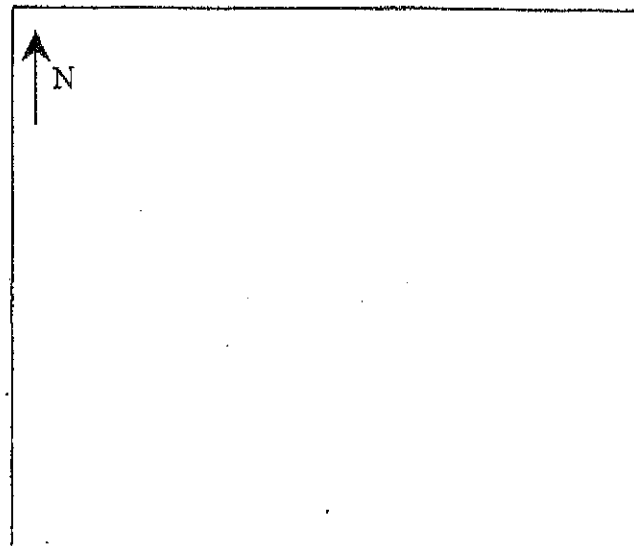
1. Eric Dursteler
APPLICANT'S NAME
2. 2714 N 300 E
MAILING ADDRESS
- Logan UT 84341
CITY STATE ZIP CODE
3. _____ 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. _____
TYPE OF STRUCTURE
7. _____ 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0131
TAX IDENTIFICATION NUMBER
11. 140 N 100 W
ADDRESS OF CONSTRUCTION
12. .66 13. _____
LOT SIZE Bldg Height
14. SEWER ☒ SEPTIC TANK ☐ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. apartment basement
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)

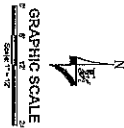


PLOT PLAN



APPROVED - PLANNING AND ZONING _____ DATE _____ FEES PAID - TREASURER _____ DATE _____

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100 WEST STREET

EXISTING CONCRETE SIDEWALK

MAIN FLOOR
LEVEL
FFE: 4594.33

PLAN LEGEND	
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED CONCRETE
	TOP OF CONCRETE
	FINISH GROUND SURFACE
	SPOT ELEVATIONS

E&M DURSTELER
140 NORTH 100 WEST
MILLVILLE, UTAH

ATTENTION
LINE IS 2-INCHES
AT 24"x36" SIZE
IF NOT SPECIFIED,
SCALE DRAWING ACCORDINGLY

PROJECT NO.	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
DATE	



FORSYGREN
Associates, Inc.
25 WEST 130 SOUTH, 2ND. FL. LGDGE, UT 84321
PH: 435.737.8532
FAX: 435.727.8334

REVISIONS		BY	DATE
1	CHANGED LOCATION OF GARAGE DOOR	RED	3/20/21
2	ADDED WINDOWS & REMOVE GARAGE DOOR	RED	3/24/21
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